144.0	0007	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	722,800 / 722,800
					USE VALUE:	722,800 / 722,800
					ASSESSED:	722,800 / 722,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
151		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BANTA MELISSA W	
Owner 2:		
Owner 3:		
Street 1:	151 NEWPORT ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	TYSON PETER H/ETAL -
Owner 2:	BANTA MELISSA W -
Street 1:	151 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 4,611 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Clapboard Exterior and 1548 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4611.000	276,100		446,700	722,800
Total Card	0.106	276,100		446,700	722,800
Total Parcel	0.106	276,100		446,700	722,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 466.93 | /Parcel: 466.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	94454
GIS Ref	
GIS Ref	
Insp Date	12/16/17

!11274!

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0007-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	276,200	0	4,611.	446,700	722,900	722,900	Year End Roll	12/18/2019
2019	101	FV	218,700	0	4,611.	418,700	637,400	637,400	Year End Roll	1/3/2019
2018	101	FV	205,100	0	4,611.	346,200	551,300	551,300	Year End Roll	12/20/2017
2017	101	FV	205,100	0	4,611.	318,200	523,300	523,300	Year End Roll	1/3/2017
2016	101	FV	205,100	0	4,611.	290,300	495,400	495,400	Year End	1/4/2016
2015	101	FV	200,000	0	4,611.	284,700	484,700	484,700	Year End Roll	12/11/2014
2014	101	FV	200,000	0	4,611.	264,600	464,600	464,600	Year End Roll	12/16/2013
2013	101	FV	200,000	0	4,611.	251,800	451,800	451,800		12/13/2012

PRINT

Date	Time
12/11/20	01:27:43

LAST REV

Date	Time
03/22/18	10:47:24

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11274

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TYSON PETER H/E	48169-599		9/15/2006	Family	1	No	No		
STANGE ERIC K/E	24916-10		10/11/1994		242,000	No	No		Y

USER DEFINED

Prior Id # 1:	94454
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2016	860	Re-Roof	9,960					

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2017	MEAS&NOTICE	HS	Hanne S
12/3/2008	Meas/Inspect	355	PATRIOT
5/19/2000	Inspected	276	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	256	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4611		Sq. Ft.	Site		0	80.	1.21	9									446,666						446,700	

Total AC/HA:	0.10585	Total SF/SM:	4611	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	446,666	Spl Credit		Total:	446,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.32829452
Const Adj.:	0.98990101
Adj $ / SQ:	164.360
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	375201
Depreciation:	99053
Depreciated Total:	276148

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

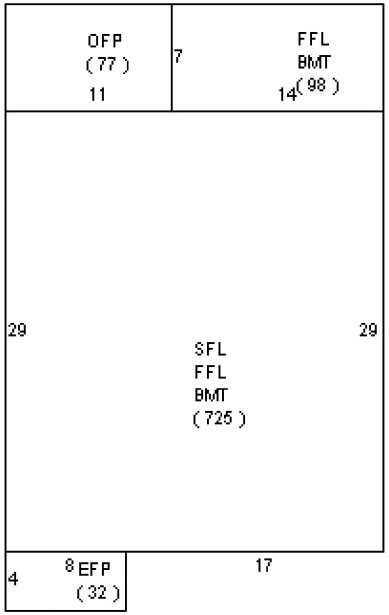
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	164.36
Special Features:	0	Val/Su Net:	111.33
Final Total:	276100	Val/Su SzAd	178.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	823	49.310	40,580
FFL	First Floor	823	164.360	135,268
SFL	Second Floor	725	164.360	119,161
OFP	Open Porch	77	37.550	2,891
EFP	Enclos Porch	32	71.870	2,300

Net Sketched Area:	2,480			Total:	300,200
Size Ad	1548	Gross Are	2480	FinArea	1548

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0007-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X6	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	